



**PLANNING COMMISSION
MINUTES**

December 12, 2017

The Planning Commission convened in a regular meeting on December 12, 2017 @ 301 W. 2nd Street, Austin, TX 78701.

Chair Oliver called the Commission Meeting to order at 6:26 p.m.

Commission Members in Attendance:

**Greg Anderson
Fayez Kazi – Vice-Chair
Karen McGraw
Tom Nuckols
Stephen Oliver – Chair
James Schissler
Patricia Seeger
James Shieh
Jeffrey Thompson
Jose Vela
Trinity White
Nuria Zaragoza**

William Burkhardt – Ex-Officio

Absent:

Angela De Hoyos Hart

Robert Mendoza – Ex-Officio

EXECUTIVE SESSION (No public discussion)

The Planning Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The Commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

A. CITIZEN COMMUNICATION

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

B. APPROVAL OF MINUTES

1. Approval of minutes from November 28, 2017.

Motion to approve the minutes from November 28, 2017 was approved on the consent agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 12-0. Commissioner Angela De Hoyos Hart absent.

C. PUBLIC HEARINGS

1. Plan Amendment: [NPA-2016-0016.02 - Red Bluff Mixed Use Development; District 3](#)

Location: 5221 East Cesar Chavez Street (as amended on December 5, 2017), Colorado River Watershed; Govalle/Johnston Terrace Combined NP Area
Owner/Applicant: Hustle and Flow, LLC (Elizabeth Lambert, Manager)
Agent: Elizabeth Lambert
Request: Industry to Mixed Use land use
Staff Rec.: **Case withdrawn; no action required**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

Case withdrawn; no action required

2. Rezoning: [C14-2017-0133 - 4401 South Congress Rezoning; District 3](#)

Location: 4401 South Congress Avenue, Williamson Creek Watershed; South Congress Combined (East Congress) NP Area
Owner/Applicant: Sabot Development, Ltd. (James W. Young)
Agent: Graves, Dougherty, Hearon & Moody, P.C. (Michael J. Whellan)
Request: CS-MU-NP to CS-MU-V-NP
Staff Rec.: **Pending; Postponement request by the Staff to January 9, 2018**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Motion to grant Staff request for postponement of this item to January 9, 2018 was approved on the consent agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 12-0. Commissioner Angela De Hoyos Hart absent.

3. Plan Amendment: [NPA-2016-0014.01 - 4500 Nuckols Crossing Road; District 2](#)

Location: 4500 Nuckols Crossing Road, Williamson Creek Watershed; Southeast Combined (Franklin Park) NP Area
Owner/Applicant: Angelos Angelou and John Sasaridis
Agent: Thrower Design (Ron Thrower)
Request: Single Family to Multifamily land use
Staff Rec.: **Pending; Postponement request by the Staff to January 9, 2018**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

Motion to grant Staff request for postponement of this item to January 9, 2018 was approved on the consent agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 12-0. Commissioner Angela De Hoyos Hart absent.

4. Rezoning: [C14-2017-0010 - 4500 Nuckols Crossing Road Rezoning; District 2](#)

Location: 4500 Nuckols Crossing Road, Williamson Creek Watershed; Southeast Combined (Franklin Park) NP Area
Owner/Applicant: Angelos Angelou and John Sasaridis
Agent: Thrower Design (Ron Thrower)
Request: SF-2-NP to MF-3-NP
Staff Rec.: **Pending; Postponement request by the Staff to January 9, 2018**
[Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Motion to grant Staff request for postponement of this item to January 9, 2018 was approved on the consent agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 12-0. Commissioner Angela De Hoyos Hart absent.

5. Plan Amendment: [NPA-2017-0005.03 - Affordable Dream Homes; District 3](#)

Location: 2404 Thrasher Lane, Carson Creek Watershed; Montopolis NP Area
Owner/Applicant: Vahonia Realty (Octavian F. Heresan)
Agent: Land Answers, Inc. (Jim Wittliff)
Request: Commercial to Higher Density Single Family land use
Staff Rec.: **Recommended**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of Higher Density Single Family land use for NPA-2017-0005.03 - Affordable Dream Homes located at 2404 Thrasher Lane was approved on the motion by Commissioner Shieh, seconded by Commissioner Nuckols on a vote of 9-3. Commissioners Anderson, Thompson and Schissler voted nay. Commissioner Angela De Hoyos Hart absent.

6. Rezoning: [C14-2017-0098 - Affordable Dream Homes; District 3](#)

Location: 2404 Thrasher Lane, Carson Creek Watershed; Montopolis NP Area
Owner/Applicant: Vahonia Realty (Octavian F. Heresan)
Agent: Land Answers, Inc. (Jim Wittliff)
Request: CS-NP to SF-5-CO-NP
Staff Rec.: **Recommended**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation SF-5-CO-NP combining district zoning, with additional conditions, for C14-2017-0098 - Affordable Dream Homes located at 2404 Thrasher Lane was approved on the motion by Commissioner Shieh, seconded by Commissioner Nuckols on a vote of 9-3. Commissioners Anderson, Thompson and Kenny voted nay. Commissioner Angela De Hoyos Hart absent.

Additional Conditions:

Limit of 8 units

A building is limited to two units, with a minimum of 10 feet between each building
Pedestrian and bicycle access to Carson Ridge Drive is required.

7. Plan Amendment: [NPA-2017-0015.03 - Jackie Robinson Residential; District 1](#)

Location: 1321 Delano Street & 5600 Jackie Robinson Street, Fort Branch
Watershed; MLK - 183 NP Area
Owner/Applicant: Evangelo Sgarbi
Agent: Land Answers, Inc. (Jim Wittliff)
Request: Single Family & Mixed Residential land uses to High Density Single
Family land use
Staff Rec.: **Recommended**
Staff: [Jesse Gutierrez](#), 512-974-1606
Planning and Zoning Department

Motion to postpone this item to January 9, 2018 by the Planning Commission was approved on the consent agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 12-0. Commissioner Angela De Hoyos Hart absent.

8. Rezoning: [C14-2017-0097 - Jackie Robinson Residential; District 1](#)

Location: 1321 Delano Street & 5600 Jackie Robinson Street, Fort Branch Watershed; MLK - 183 NP Area
Owner/Applicant: Evangelo Sgarbi
Agent: Land Answers, Inc. (Jim Wittliff)
Request: SF-3-NP to SF-6-NP
Staff Rec.: **Recommended**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department

Motion to postpone this item to January 9, 2018 by the Planning Commission was approved on the consent agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 12-0. Commissioner Angela De Hoyos Hart absent.

9. Plan Amendment: [NPA-2017-0016.05 - Tillery MF; District 3](#)

Location: 507 Tillery Street, Colorado River and Boggy Creek Watersheds; Govalle-Johnston Terrace NP Area
Owner/Applicant: 507 Tillery House LLC (Caren W. Wendt & Kathryn L. Ingerly)
Agent: Rize Planning Development & Construction (Ross Frie)
Request: Single Family to Multifamily land use
Staff Rec.: **Recommended**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

Motion to postpone this item to January 23, 2018 by the Applicant was approved on the consent agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 12-0. Commissioner Angela De Hoyos Hart absent.

10. Rezoning: [C14-2017-0106 - Tillery MF; District 3](#)

Location: 507 Tillery Street, Colorado River and Boggy Creek Watersheds; Govalle-Johnston Terrace NP Area
Owner/Applicant: 507 Tillery House LLC (Caren W. Wendt & Kathryn L. Ingerly)
Agent: Rize Planning Development & Construction (Ross Frie)
Request: SF-3-NP to MF-2-NP
Staff Rec.: **Recommendation of MF-2-CO-NP**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Motion to postpone this item to January 23, 2018 by the Applicant was approved on the consent agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 12-0. Commissioner Angela De Hoyos Hart absent.

11. Plan Amendment: [NPA-2017-0016.01 - Springdale Arts; District 3](#)

Location: 3524, 3528, and 3532 Gonzales Street, Boggy Creek Watershed;
 Govalle-Johnston Terrace NP Area
Owner/Applicant: Anmol Mehra
Agent: South Llano Strategies (Glen Coleman)
Request: Single Family to Mixed Use land use
Staff Rec.: **Recommendation of Higher Density Single Family land use**
Staff: [Maureen Meredith](#), 512-974-2695
 Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of Higher Density Single Family land use for NPA-2017-0016.01 - Springdale Arts located at 3524, 3528, and 3532 Gonzales Street was approved on the consent agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 12-0. Commissioner Angela De Hoyos Hart absent.

12. Rezoning: [C14-2017-0090.SH - Springdale Arts; District 3](#)

Location: 3524, 3528, and 3523 Gonzales Street, Boggy Creek Watershed;
 Govalle-Johnston Terrace NP Area
Owner/Applicant: Anmol Mehra
Agent: South Llano Strategies (Glen Coleman)
Request: SF-3-NP to GR-MU-NP
Staff Rec.: **Recommendation of SF-6-CO-NP, with conditions**
Staff: [Heather Chaffin](#), 512-974-2122
 Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Anderson, seconded by Commissioner Schissler to grant GR-MU-CO-NP combining district zoning, with additional conditions, for C14-2017-0090.SH - Springdale Arts located at 3524, 3528, and 3523 Gonzales Street was approved on a vote of 12-0. Commissioner Angela De Hoyos Hart absent.

Additional conditions:

The following uses are prohibited: Funeral Services, Exterminating Services, Pawn Shop Services, Alternative Financial Services, Bail Bond, Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing – any type, Drop-off Recycling Services Collection Facility, Outdoor Entertainment, Outdoor Sports and Recreation, Hospital Services (general), Hospital Services (limited), Residential Treatment, Hotel-Motel, Medical Offices Exceeding 5,000 sq/ft. of gross space, Off Site Accessory Parking, Restaurant -General, Restaurant-Limited, Service Station, Theater, and Drive-in Services as an accessory land use.

A maximum of 40% of building square footage shall contain commercial land uses.

An 8-foot tall privacy fence and a 25 foot wide vegetative buffer shall be required along the northern property line.

Maximum building height shall be 3 stories and 40 feet.

Within 75 feet of the northern property line, only land uses permitted in SF-5 and more restrictive zoning classifications shall be permitted.

13. Plan Amendment: [**NPA-2017-0029.01 - Austin Humane Society Plan Amendment; District 4**](#)

Location: 7600, 7602, 7604, 7608, 7610, 7614, and 7616 Bennett Avenue,
Buttermilk Branch Watershed; St. John NP Area
Owner/Applicant: Humane Society of Austin & Travis County (Frances Jonon)
Agent: Garrett-Ihnen Civil Engineers (Mike Wilson)
Request: Single Family to Mixed Use land use
Staff Rec.: **Recommendation of Neighborhood Mixed Use land use**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of Neighborhood Mixed Use land use for NPA-2017-0029.01 - Austin Humane Society Plan Amendment located at 7600, 7602, 7604, 7608, 7610, 7614, and 7616 Bennett Avenue was approved on the consent agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 12-0. Commissioner Angela De Hoyos Hart absent.

14. Rezoning: [**C14-2017-0086 - Austin Humane Society Rezoning; District 4**](#)

Location: 7600, 7602, 7604, 7608, 7610, 7614, and 7616 Bennett Avenue,
Buttermilk Branch Watershed; St. John NP Area
Owner/Applicant: Humane Society of Austin & Travis County (Frances Jonon)
Agent: Garrett-Ihnen Civil Engineers (Mike Wilson)
Request: SF-3-NP to CS-MU-NP
Staff Rec.: **Recommendation of LR-MU-NP**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of LR-MU-NP combining district zoning for C14-2017-0086 - Austin Humane Society Rezoning located at 7600, 7602, 7604, 7608, 7610, 7614, and 7616 Bennett Avenue was approved on the consent agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 12-0. Commissioner Angela De Hoyos Hart absent.

15. Plan Amendment: [NPA-2017-0005.04 - 2514 Thrasher Lane; District 3](#)

Location: 2514 Thrasher Lane, Country Club and Carson Creek Watersheds
Owner/Applicant: Larry and Elizabeth Petree
Agent: Drenner Group (Leah Bojo)
Request: Commercial to Mixed Use land use
Staff Rec.: **Not Recommended**
Staff: [Maureen Meredith](#), 512-974-2695
 Planning and Zoning Department

Motion to grant Staff's recommendation of Mixed Use land use located at NPA-2017-0005.04 - 2514 Thrasher Lane located at 2514 Thrasher Lane was approved on the consent agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 12-0. Commissioner Angela De Hoyos Hart absent.

16. Rezoning: [C14-2017-0125 - 2514 Thrasher Lane; District 3](#)

Location: 2514 Thrasher Lane, Country Club and Carson Creek Watersheds;
 Montopolis NP Area
Owner/Applicant: Larry and Elizabeth Petree
Agent: Drenner Group (Leah Bojo)
Request: CS-CO-NP to CS-CO-NP
Staff Rec.: **Not Recommended**
Staff: [Andrew Moore](#), 512-974-7604
 Planning and Zoning Department

Public Hearing closed.

Motion to grant CS-MU-CO-NP combining district zoning for C14-2017-0125 - 2514 Thrasher Lane located at 2514 Thrasher Lane was approved on the consent agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 12-0. Commissioner Angela De Hoyos Hart absent.

Conditions:

Residential use is prohibited within the 1,000 foot "Praxair Buffer"
Vehicular access to Thrasher is restricted to 300 trips per day.
R-O-W dedication for the extension of Thrasher Ln. is required at the time of site plan.

17. Rezoning: [C14-2017-0126 - 2110 Thrasher Lane; District 3](#)

Location: 2110 Thrasher Lane, Carson Creek Watershed; Montopolis NP Area
Owner/Applicant: TLH Riverside 6507 MF-1, LP (David Cox)
Agent: Graves, Dougherty, Hearon & Moody (Michael Whellan)
Request: SF-3-NP to SF-6-NP
Staff Rec.: **Recommended**
Staff: [Andrew Moore](#), 512-974-7604
 Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Zaragoza, seconded by Commissioner White to deny SF-6-NP combining district zoning for C14-2017-0126 - 2110 Thrasher Lane located at 2110 Thrasher Lane was approved on a vote of 10-0. Commissioners Shieh and Schissler abstained on this item. Commissioner Angela De Hoyos Hart absent.

18. Rezoning: [C14-2017-0084 - 6507 Riverside; District 3](#)

Location: 6507 E. Riverside Drive, Carson Creek Watershed; East Riverside Corridor
Owner/Applicant: TLH Riverside 6507 MF-1, LP (David Cox)
Agent: Graves, Dougherty, Hearon & Moody (Michael Whellan)
Request: ERC-NR to ERC-CMU
Staff Rec.: **Recommended, with conditions**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Schissler, seconded by Commissioner Seeger to grant ERC-NMU (neighborhood mixed use) for a portion of the property of 6507 E. Riverside Drive with a height of 50 feet, eligible for a height/density bonus of 65 feet was approved on a vote of 10-1. Commissioner McGraw voted nay. Commissioner Nuckols off the dais. Commissioner Angela De Hoyos Hart absent.

19. Rezoning: [C14-2017-0137 - 2610 S. 1st Street; District 3](#)

Location: 2610 S. 1st Street, East Bouldin Creek Watershed; South Lamar Combined NP Area (Suspended)
Owner/Applicant: Maria Meneses
Agent: BML Consulting Engineer (Benigno Meneses)
Request: SF-3 to GR-V
Staff Rec.: **Recommended**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of C14-2017-0137 - 2610 S. 1st Street located at 2610 S. 1st Street was approved on the consent agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 12-0. Commissioner Angela De Hoyos Hart absent.

20. Rezoning: [C14H-2017-0112 - Driskill Hotel; District 9](#)

Location: 604 Brazos Street, Waller Creek Watershed; Downtown Master Plan
Owner/Applicant: HE Driskill, LLC, applicant; Highland Resources, Inc.
Request: CBD to CBD-H
Staff Rec.: **Recommended**
Staff: [Steve Sadowsky](#), 512-974-6454
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of CBD-H combining district zoning for C14H-2017-0112 - Driskill Hotel located at 604 Brazos Street was approved on the consent agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 12-0. Commissioner Angela De Hoyos Hart absent.

21. Site Plan - [SPC-2016-0567C - Upper Boggy Creek Trail Phase 1; District 1](#)

**Conditional Use
Permit &
Environmental
Variance:**

Location: 1316 ½ Alexander Ave, Boggy Creek Watershed; Rosewood NP Area
Owner/Applicant: COA – Public Works Dept. (William Power)
Agent: Doucet+Chan (Tom Curran)
Request: Approval of a site plan for a proposed multi-use trail on a site that is zoned P-Public and over 1 acre. [LDC Section 25-2-625] Also the approval of an Environmental Variance from LDC Section 25-8-261(B)(3)(c) to allow construction of a multi-purpose trail in the Critical Water Quality Zone.

Staff Rec.: **Recommended**
Staff: [Rosemary Avila](#), 512-974-2784
Development Services Departments

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2016-0567C - Upper Boggy Creek Trail Phase 1 located at 1316 ½ Alexander Ave was approved on the consent agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 12-0. Commissioner Angela De Hoyos Hart absent.

22. Site Plan - Compatibility Waiver: [SP-2017-0339C - W. 49th Street Office; District 7](#)

Location: 1210 West 49th Street, Waller Creek Watershed; Brentwood NP Area
Owner/Applicant: Michael Polombo
Agent: Eyad Kasemi
Request: Compatibility Waiver to encroach 20 ft. into the compatibility setback per Section 25-2-1067(H) of the Land Development Code
Staff Rec.: **Recommended**
Staff: [Clarissa Davis](#), 512-974-1423
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation, with conditions, for SP-2017-0339C - W. 49th Street Office located at 1210 West 49th Street was approved on the consent agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 10-0. Vice-Chair Kazi recused on this item. Commissioner Schissler recused on this item. Commissioner Angela De Hoyos Hart absent.

Additional Conditions:

Developer shall provide an 8-foot tall fence along the north property line.

Development shall delete the proposed 4 Compact Parking Spaces and replace them with Standard Parking Spaces (9 ft. wide).

23. Final Plat - Resubdivision: [C8-2017-0122.0A - Resubdivision of Lot 2 T.W. & Ophelia Kincheon; District 1](#)

Location: 1311 Hackberry Street, Lady Bird Lake Watershed; Central East Austin NP Area
Owner/Applicant: MX3 Homes, LLC
Agent: Gabe Hovdey (Southwest Engineers)
Request: Approval of the Resubdivision of Lot 2 T.W. & Ophelia Kincheon Subdivision composed of 2 lots on 0.25 acres.
Staff Rec.: **Recommended**
Staff: [Jeremy Siltala](#), 512-974-2945
Development Services Departments

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0122.0A - Resubdivision of Lot 2 T.W. & Ophelia Kincheon located at 1311 Hackberry Street was approved on the consent agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 12-0. Commissioner Angela De Hoyos Hart absent.

- 24. Final Plat -** [**C8-2017-0285.0A - Woodland Park Subdivision; District 3**](#)
Amended Plat:
Location: 2209 Woodland Avenue, Lady Bird Lake Watershed; East Riverside / Oltorf (Riverside) Combined NP Area
Owner/Applicant: WW Corner, LLC. (Scott Bell)
Agent: Thrower Design (Ron Thrower)
Request: Approval of the Woodland Park Subdivision Final Plat composed of 1 lot on 1.61 acres
Staff Rec.: **Disapproval**
Staff: Development Services Departments

Public Hearing closed.

Motion to disapprove C8-2017-0285.0A - Woodland Park Subdivision located at 2209 Woodland Avenue was approved on the consent agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 12-0. Commissioner Angela De Hoyos Hart absent.

- 25. Final Plat -** [**C8-2017-0283.0A - Hayah Subdivision; District 7**](#)
Resubdivision:
Location: 11603 Tedford Street, Walnut Creek Watershed
Owner/Applicant: Civiltude Engineers & Planning (Fayez Kazi)
Agent: Civiltude (Christina Wait)
Request: Approval of Hayah Subdivision, composed of 2 lots on 0.54 acres
Staff Rec.: **Disapproval**
Staff: Development Services Departments

Public Hearing closed.

Motion to disapprove C8-2017-0283.0A - Hayah Subdivision located at 11603 Tedford Street was approved on the consent agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 10-0. Vice-Chair Kazi recused on this item. Commissioner Schissler recused on this item. Commissioner Angela De Hoyos Hart absent.

- 26. Final Plat -** [**C8-2017-0287.0A - Gritzka Subdivision; District 1**](#)
Resubdivision:
Location: 1404 E M Franklin Avenue, Tannehill Branch Watershed; MLK NP Area
Owner/Applicant: Boris & Anelica Gritzka
Agent: AJ Ghaddar, P.E. & Associates (Marco Castaneda)
Request: Approval of Gritzka Subdivision composed of 2 lots on 0.43 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

Public Hearing closed.

Motion to disapprove C8-2017-0287.0A - Gritzka Subdivision located at 1404 E M Franklin Avenue was approved on the consent agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 12-0. Commissioner Angela De Hoyos Hart absent.

27. Site Plan - [SPC-2016-0368A - Didactica Preschool; District 5](#)

Conditional Use

Permit:

Location: 1507 Hether Street, West Bouldin Creek Watershed; Zilker NP Area
Owner/Applicant: Barton Hills Properties LLC (Atticus Macias)
Agent: Logan Wagner
Request: Request approval of a conditional use permit to change the use from a single family home to a day care (commercial) land use.
Staff Rec.: **Recommended**
Staff: [Nikki Hoelter](#), 512-974-2863, Development Services Department

Motion to grant Staff's request for postponement of this item to January 9, 2018 was approved on the consent agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 12-0. Commissioner Angela De Hoyos Hart absent.

D. NEW BUSINESS

1. [Discussion and possible action amending the Imagine Austin Comprehensive Plan by adopting the Austin Metro Area Master Community Workforce Plan.](#)

Motion to recommend amending the Imagine Austin Comprehensive Plan by adopting the Austin Metro Area Master Community Workforce Plan was approved on the consent agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 12-0. Commissioner Angela De Hoyos Hart absent.

E. ITEMS FROM COMMISSION

1. CodeNEXT

Discussion and possible action regarding matters related to CodeNEXT including but not limited to staff updates, presentations and scheduling. (Sponsor: Chair Oliver; Co-Sponsor: Vice-Chair Kazi)

Discussion occurred; no action taken.

G. COMMITTEE REPORTS

[Codes and Ordinances Joint Committee](#)

[Comprehensive Plan Joint Committee](#)

[Small Area Planning Joint Committee](#)

ADJOURNMENT

Chair Oliver adjourned the meeting without objection on Tuesday, December 13, 2017 at 12:05 a.m.

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Jerry Rusthoven at Planning & Zoning Department, at 512-974-3207, for additional information; TTY users route through Relay Texas at 711.